125.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,128,400 / 1,128,400
					USE VALUE:	1,128,400 / 1,128,400
					ASSESSED:	1,128,400 / 1,128,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOTSFORD ROBERT H & JUDITH
Owner 2:	
Owner 3:	
Street 1:	45 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,775 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1905, having primarily Wood Shingle Exterior and 2807 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8775.000	508,400	5,100	614,900	1,128,400
Total Card	0.201	508,400	5,100	614,900	1,128,400
Total Parcel	0.201	508,400	5,100	614,900	1,128,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.00 | /Parcel: 402.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 80209

GIS Ref

GIS Ref

Insp Date 05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0010.0

!9665!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,300	5100	8,775.	614,900	1,128,300	1,128,300	Year End Roll	12/18/2019
2019	101	FV	379,800	5100	8,775.	649,100	1,034,000	1,034,000	Year End Roll	1/3/2019
2018	101	FV	368,700	5100	8,775.	478,300	852,100	852,100	Year End Roll	12/20/2017
2017	101	FV	368,700	5100	8,775.	457,800	831,600	831,600	Year End Roll	1/3/2017
2016	101	FV	368,700	5100	8,775.	423,600	797,400	797,400	Year End	1/4/2016
2015	101	FV	348,300	5100	8,775.	355,300	708,700	708,700	Year End Roll	12/11/2014
2014	101	FV	348,300	5100	8,775.	347,100	700,500	700,500	Year End Roll	12/16/2013
2013	101	FV	348,300	5100	8,775.	330,700	684,100	684,100		12/13/2012

PRINT

Date	Time
12/11/20	00:06:34

LAST REV

Date	Time
06/12/18	13:52:42

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12907-86		12/11/1975		47,050	No	No		N

USER DEFINED

Prior Id # 1:	80209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/1997	229		6,500	C				REMODEL BATH
6/28/1996	319		57,500	C				ENLARGE KIT/LR+WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	CC	Chris C
11/11/2008	Meas/Inspect	355	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/2/1999	Measured	266	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8775		Sq. Ft.	Site		0	90.	0.78	10									614,923						614,900	

Total AC/HA: 0.20145 | Total SF/SM: 8775 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 614,923 | Spl Credit | Total: 614,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02078891
Const Adj.:	1.01989794
Adj $ / SQ:	130.138
Other Features:	99500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624597
Depreciation:	116175
Depreciated Total:	508422

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

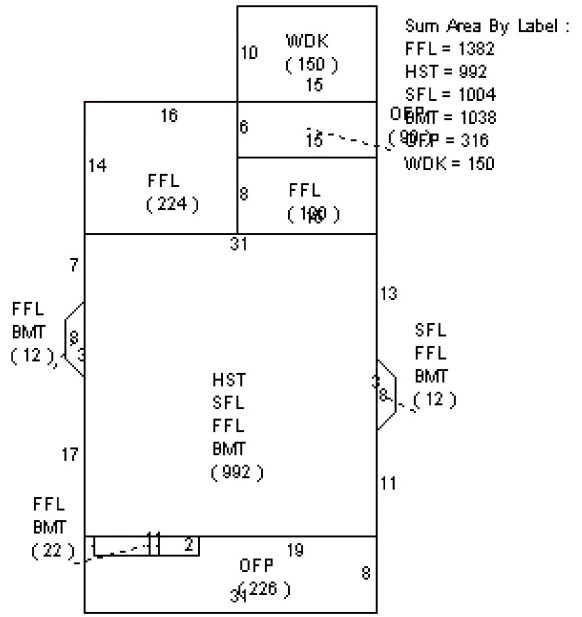
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	157.47
Special Features:	0	Val/Su Net:	117.25
Final Total:	508400	Val/Su SzAd	179.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,382	130.140	179,850
BMT	Basement	1,038	39.040	40,525
SFL	Second Floor	954	130.140	124,125
HST	Half Story	496	127.530	63,257
OFP	Open Porch	316	22.150	7,001
WDK	Deck	150	12.920	1,938

Net Sketched Area: 4,336 | Total: 416,696

Size Ad 2831.7999 | Gross Are 4882 | FinArea 2807

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	5		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X13	A	AV	1930	21.87	T	40	101			4,800			4,800
19	Patio	D	Y	1	7X11	F	FR	1980	5.40	T	39	101			300			300

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100